



City of Huntington Beach Planning and Building Department

**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Jennifer Villasenor, Senior Planner *JV*  
**DATE:** April 12, 2011

**SUBJECT: TENTATIVE TRACT MAP NO. 17397/COASTAL DEVELOPMENT PERMIT NO. 10-017 (PACIFIC MOBILE HOME PARK SUBDIVISION – CONVERSION FROM RESIDENT RENTAL TO OWNERSHIP)**

**APPLICANT/  
PROPERTY**

**OWNER:** Mark Hodgson, Pacific Mobile Home Park, LLC, 12838 Old Foothill Boulevard, Santa Ana, CA 92705

**LOCATION:** 80 Huntington Street (southeast corner of Huntington Street and Atlanta Avenue)

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**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

The proposed project is a request by the Pacific Mobile Home Park (Park) property owner to subdivide an existing for-rent, mobile home park with a total of 252 units for ownership purposes within the non-appealable area of the coastal zone. The Park owner proposes to subdivide the 252 existing mobile home spaces into 252 numbered lots and 31 lettered lots representing interior drive aisles, landscape areas and common areas to enable the existing park residents to purchase their own lots.

This item was previously scheduled for the March 22, 2011 Planning Commission Study Session. However, the meeting was cancelled. Please refer to Attachment No. 1 for a copy of the March 22, 2011 Study Session report. Please note that Attachment No. 1 only consists of the March 22<sup>nd</sup> Study Session report without the attachments to that report since all of the attachments are encompassed in the April 12, 2011 Planning Commission Public Hearing Staff Report.

**ATTACHMENTS:**

1. March 22, 2011 Planning Commission Study Session Report

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## PROJECT REQUEST AND SPECIAL CONSIDERATIONS

The proposed project is a request by the Pacific Mobile Home Park (Park) property owner to subdivide an existing for-rent, mobile home park with a total of 252 units for ownership purposes within the non-appellable area of the coastal zone. The Park owner proposes to subdivide the 252 existing mobile home spaces into 252 numbered lots and 31 lettered lots representing interior drive aisles, landscape areas and common areas to enable the existing park residents to purchase their own lots.

Subdivision of the park for purposes of converting it from for-rent to ownership is regulated by various provisions of the Subdivision Map Act (SMA). Government Code Section 66427.5 requires the subdivider to submit a report on the impact of conversion upon residents of the mobile home park to be converted. The applicant submitted the required impact of conversion report stating that no residents would be displaced since non-purchasing residents may continue to rent their space within the mobile home park upon conversion (Attachment No. 4). In addition, the report states that State law affords non-purchasing residents protection from economic displacement by limiting rent increases following conversion of the Park. The SMA also requires the subdivider to obtain a survey of support of the mobile home park residents, for which results of the survey shall be considered by the decision making body during the public hearing for the subdivision map. The applicant submitted a report stating that surveys were sent to all resident households of the Park, which staff assumes means all 252 spaces received a survey. Of the 252 surveys, the report states that a total of 65 (26%) were returned (Attachment No. 5). Of the 65 returned surveys, 58 respondent households stated support for the conversion, three respondents declined to state their opinion, and four respondents stated that they do not support conversion of the park. 187 surveys (approximately 74%) were not returned.

Although the City has decision making authority for the requested subdivision and coastal development permit entitlements, permitting and enforcement authority over the Park would remain with the State

ATTACHMENT NO. 1.1

Department of Housing and Community Development (HCD). HCD enforces the California Code of Regulation, Title 25, which establishes development and operational standards for the mobile home park. Fire authority, however, lies with the City of Huntington Beach Fire Department.

**CURRENT LAND USE, ZONING AND GENERAL PLAN DESIGNATIONS**

<b>LOCATION</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Property:	RM-15 (Residential Medium Density – 15 du/ac)	RMP-CZ (Residential Manufactured Home Park – Coastal Zone Overlay)	Mobile Home Park
North of Subject Property: (across Atlanta)	RM – 15	RM-CZ (Residential Medium Density – Coastal Zone Overlay)	Multi-Family Residential
East of Subject Property: (across Delaware)	RM-15	RM-CZ	Multi-Family Residential
South of Subject Property:	RH-30-sp (Residential High Density – 30 du/ac – Specific Plan Overlay);	SP5-CZ (Downtown Specific Plan – Coastal Zone Overlay) District 8	Waterfront development
West of Subject Property: (across Huntington)	RH-30-sp	SP5-CZ District 8	Pacific City development site

The subject site consists of one approximately 18-acre parcel. Primary resident access is located on Huntington Street with gated emergency vehicle access provided on Atlanta Avenue. Use of the site as a mobile home park was established in the 1950s. In 1989, a portion of the site, at the southwest corner, was purchased by the City in conjunction with the construction of Pacific View Avenue (referenced at the time as the extension of Walnut Avenue).

**APPLICATION PROCESS AND TIMELINES**

DATE OF COMPLETE APPLICATION:

MANDATORY PROCESSING DATE(S):

February 25, 2011

April 16, 2011 (Within 50 days of complete application)

An application for Vesting Tentative Tract Map (TTM) No. 17397 and Coastal Development Permit (CDP) No. 10-017 was filed on December 7, 2010. Subsequent submittals were received on January 18, 2011 and February 4, 2011. The subsequent submittals provided supplemental information requested by staff, and stated the applicant’s intent to process the subdivision map as a non-vesting map, which would have required additional application materials. The application was deemed complete on February 25, 2011. The Planning Commission public hearing for the proposed tentative tract map and coastal development permit is scheduled for April 12, 2011.

## **CEQA ANALYSIS/REVIEW**

The proposed project is Categorically Exempt pursuant to Section 15301(k), Class 1, of the California Environmental Quality Act (CEQA), which states that division of existing multiple family or single-family residences into common-interest ownership are exempt from further environmental review.

## **COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

The Departments of Fire, Public Works, Community Services, Economic Development, Police, and Planning and Building have reviewed the application. Since the application was submitted pursuant to Section 66427.5 of the Government Code, no off-site design or improvement requirements, dedications, or in-lieu fees may be imposed unless necessary to mitigate a health and safety condition. No health and safety issues have been identified by the City. However, code requirements applicable to the proposed project will be forwarded to the applicant and a copy provided to the Planning Commission for information purposes with the April 12, 2011 Planning Commission staff report.

## **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

The proposed subdivision map will be reviewed by the Subdivision Committee on March 31, 2011. The recommendation and comments of the Subdivision Committee will be incorporated in the April 12, 2011 Planning Commission staff report. To date, the City has received one letter from the Pacific Mobile Home Park Homeowners' Association (Pacific MHOA) regarding this application (Attachment No. 6). The letter states that Pacific MHOA is in the process of re-organizing and requests to submit its own resident survey in-lieu of the applicant's survey. The letter is not signed and no subsequent correspondence has been received from the Pacific MHOA.

## **PLANNING ISSUES**

The primary issues for the Planning Commission to consider in processing the application are:

- Compliance with the Subdivision Map Act, including Section 66427.5, the California Coastal Act and applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) pertaining to subdivisions, coastal development permits and residential mobile home park standards;
- The City's scope of review allowable under Section 66427.5 and other applicable provisions of State law contained within the Subdivision Map Act and Coastal Act; and
- Whether findings can be made, pursuant to Chapter 245 *Coastal Development Permits* and Chapter 251 *Tentative Maps*, to approve the requested entitlements.

## **ATTACHMENTS: *Not Attached – Refer to the April 12, 2011 Planning Commission Staff Report.***

- ~~1. Vicinity Map~~
- ~~2. Project Narratives received December 7, 2010, January 18, 2011 and February 4, 2011~~
- ~~3. Tentative Tract Map No. 17397, dated December 7, 2010~~
- ~~4. Report on Impact of Conversion Upon Residents, dated December 7, 2010~~
- ~~5. Summary of the Survey of Resident Support, dated December 7, 2010~~
- ~~6. Public Comments~~
- ~~7. Government Code Section 66427.5~~
- ~~8. Sections 245.30 and 251.08 of the HBZSO pertaining to findings for coastal development permits and subdivisions~~

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